

# Oak River Subdivision Landscaping Guidelines for Residents

Updated for **2025**

The Oak River Subdivision is one of the most desirable locations to live in Troy. One factor that separates our neighborhood from most others is the care and attention that Oak River homeowners demonstrate by maintaining their homes' appearance and landscaping. For more than the last 10 years, the Oak River Board has supported improvements such as: replacing all the entrance signage; updating the entranceways' stone walls, plantings, electricity and lighting; refurbishing the 3 common area bridges and wooden signage; installing two easily accessible Little Libraries in our neighborhood; refurbishing our 42-year-old weir/spillway along the Rouge River; as well as continuing to maintain the community easements and open spaces (including our Oak River Park). In the spirit of maintaining the neat appearance and keen desirability of our subdivision, the Board has compiled the following list of landscaping guidelines that represent the common expected practices of Oak River residents. Please see our website [www.oakriverwest.com](http://www.oakriverwest.com) for more information:

1. Lawns should be relatively weed free and should not be overrun with dandelions in the spring. Homeowners should re-seed any dead or stressed turf grass in the spring or fall.
2. Cut lawns as required to maintain an appearance consistent with the high standards of our neighborhood. Gardens are to be planted in the rear of homeowner's property.
3. Water your lawn as needed to minimize plant stress during the summer. Watering systems shall be used during the off-peak hours (from 11 PM to 5 AM), or as otherwise directed by the City of Troy.
4. Michigan law restricts the use of phosphorus fertilizer application on lawns.
5. Cover defined plant beds with a plastic or fabric weed barrier. Remove weeds from plant beds as needed, and apply mulch around plants, trees, and bushes.
6. Edge your lawn adjacent to paved surfaces. (Sidewalks, Driveways, and Road Curbs)
7. Prune shrubs, trees, and bushes to prevent an overgrown appearance around your home.
8. Prune shrubs/trees/bushes and remove deadfall to avoid interference with pedestrian sidewalks.
9. Prune or remove landscaping near the intersection of driveways and sidewalks to prevent blind spots from vehicles and pedestrians.
10. Use weed killer to prevent weed growth in the sidewalk and/or any driveway cracks.
11. Remove dead landscaping; grind any tree stumps to below ground level.
12. Residents whose property is adjacent to Long Lake, Coolidge Hwy or Beach Roads are responsible for maintaining the landscaping on the berm adjacent to that road, including pruning or removing branches/deadfall that interfere with paved pedestrian sidewalks.
13. Residents should refrain from accumulating debris and litter on their property, dumping debris or litter in the commons area, or along adjacent roads.
14. Mailboxes need to be maintained and stand straight.
15. House numbers should be affixed in clear view to mailboxes and homes.
16. During winter, property owners are responsible for clearing snow over two inches (2") deep and any ice from the public sidewalks adjacent to their property, except for those sidewalks adjacent to Coolidge Hwy/Long Lake/Beach Rd. Snow and any ice should be cleared with 24hrs of the event.
17. Drains on the streets and easements should be kept free of debris (incl leaves/sticks) and litter.
18. Trash, recycling, and yard waste should be placed at the curb no sooner than 5 PM prior to the pick-up day. Collection usually starts at 7 AM on your designated day. Empty containers should be removed from the curb within 24 hours after your scheduled pick-up day.
19. **Be polite and considerate. Neighbors who walk their dogs should pick up any waste and dispose of it in their trash. Do not place pet waste in your neighbors' trash cans on trash pickup day.**